



<b>Case number:</b>	10825BCD-09
<b>Address:</b>	5501 and 5601 American Blvd W
<b>Application type:</b>	<ol style="list-style-type: none"> <li>1. Rezone C-4, Freeway Office to C-4(PD), Freeway Office (Planned Development)</li> <li>2. Preliminary Development Plan for a hotel/office development</li> <li>3. Preliminary and Final Plat of Normandale Lake North First Addition, replat two lots into one lot and one outlot</li> </ol>
<b>Applicant:</b>	Normandale Lake Holdings, LLC dba United Properties, LLC

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

1. Agenda information
2. Staff report
3. Location 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.

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Originator <b>Community Development</b>	Item <b>EAW for United Properties</b>	# <b>5.4A</b>	
Agenda Section <b>HEARINGS/PUBLIC INPUT</b>	By <b>JEF</b>	Approved	Date <b>July 20, 2009</b>

## DESCRIPTION

The City Council is requested to accept the enclosed Draft Environmental Assessment Worksheet (EAW) prepared for the proposed United Properties/North Central Group development of the property at 5501 and 5601 American Boulevard West (former Jostens offices). The Draft Environmental Assessment Worksheet for 8100 Tower and Hotel document was prepared by McCombs Frank Roos Associates and SRF Consulting Group in cooperation with City staff.

An Environmental Assessment Worksheet (EAW) is required for construction of new commercial development equal to or exceeding 300,000 square feet of floor area. The proposed two-phased office and hotel development will consist of 409,341 square feet. An EAW does not approve or deny a project; it is an initial compilation of information to determine if there is potential for any significant environmental effects that would warrant additional detailed study and the preparation of an Environmental Impact Statement (EIS).

As required by Minnesota State law, on May 18, 2009 the City Council, acting as the Responsible Governmental Unit (RGU) accepted the draft EAW as complete and authorized submittal to the EQB for publication in the June 1, 2009 EQB Monitor and distribution of the draft EAW document to all organizations and individuals on the EQB distribution list. On June 11, 2009 the City held a public informational meeting on the draft EAW. No members of the public attended. On July 1, 2009 the 30-day public comment period closed. Four letters of response were received.

Based on review of the EAW, the Response to Comments, Findings of Fact, and Record of Decision, the City Council must make a determination whether an Environmental Impact Statement (EIS) is needed prior to taking any formal action on the development application. Minnesota Rules require the RGU to make a decision on the need for an EIS within 30 days after the comment period ends.

## APPLICABLE REGULATIONS

MN Rule Chapter 4410 – Environmental Assessment Worksheets

## REQUIRED FINDINGS

MN Rule 4410.1700, Subpart 7

**Council Action**

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

\_\_\_\_\_

\_\_\_\_\_

## CHRONOLOGY

Planning Commission Agenda:	6/18/09 – Public Hearing scheduled.
Planning Commission Action:	6/18/09 – Recommended approval of a rezoning from C-4 Freeway Office to C-4 (PD) Freeway Office (Planned Development) for property at 5501 and 5601 American Boulevard West (Case 10825B-09).
Planning Commission Action:	6/18/09 – Recommended approval of a Preliminary Development Plan for an office building, hotel and associated parking at 5501 and 5601 American Boulevard West with three conditions (Case 10825C-09).
Planning Commission Action:	6/18/09 – Recommended approval of a Preliminary Plat of Normandale North Addition, replat two lots into one lot and one outlot, for property located at 5501 and 5601 American Boulevard West with three conditions (Case 10825D-09).
City Council Agenda:	7/20/09 – Public hearing scheduled.

## DEADLINE FOR AGENCY ACTION

Application Date:	4/29/09
60 Days:	6/27/09
Extension Letter Mailed:	<b>Yes – 5/22/09</b>
120 Days:	<b>8/26/09</b>

## RECOMMENDED CITY COUNCIL ACTION

The Planning Division Staff recommends acceptance of the Environmental Assessment Worksheet (EAW) for the 8100 Tower and Hotel and approval of a negative declaration on the need for an Environmental Impact Statement (EIS) for the project located at 5501 and 5601 American Boulevard West.

The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects. This document includes response to comments received by the City of Bloomington (City), Findings of Fact supporting the decision, and the Record of Decision indicating an Environmental Impact Statement (EIS) is not necessary for this project.

A copy of the comments/letters received and Response to Comments, Findings of Fact and Record of Decision for the Environmental Assessment Worksheet for 8100 Tower and Hotel dated May 18, 2009 is provided under separate cover.

Originator <b>Community Development</b>	Item <b>Rezoning, Preliminary Development Plan, Preliminary Plat</b>	# <b>5.4B1,2,3</b>
Agenda Section <b>HEARINGS/PUBLIC INPUT Development Business</b>	By <b>JEF</b>	Approved  Date <b>July 20, 2009</b>

Case 10825BCD-09

## GENERAL INFORMATION

Applicant: Normandale Lake Holdings, LLC (United Properties, LLC)

Location: 5501 and 5601 American Boulevard West

Request: A) Rezone C-4 to C-4 (PD);  
B) Preliminary Development Plan for an office building, hotel and associated parking; and  
C) Preliminary Plat of Normandale Lake North Addition

Existing Land Use and Zoning: Undeveloped; zoned C-4 Freeway Office

Surrounding Land Use and Zoning: North – Office (Norman Pointe); zoned C-4 (PD)  
East – Office/Hotel; zoned C-4 (PD)  
West – Multi-family residential; zoned RO-24  
South – Office; zoned C-4 (PD)

Comprehensive Plan: OFC - Office

## PROPOSAL

The applicant (United Properties) in conjunction with the North Central Group is proposing to redevelop the former Jostens office properties with a 10-story, 257 room hotel and 10-story, 255,000 gross square foot office building. A 6-story parking ramp with 943 spaces will be constructed on the office site. Parking in the ramp will be shared between the office and hotel. Access to the parking ramp and hotel is proposed from Norman Center Drive at the intersection with American Boulevard. This access drive is also used as the primary exit from the 8200 Tower parking ramp. An additional 80 surface parking spaces is proposed on the hotel site and 4 surface parking spaces will be located on the office site.

The Preliminary Development Plan proposes a two-phased development. Phase I will include the hotel and associated surface parking, some of which will be constructed on the site of the planned (Phase II) parking ramp. Phase II will include the office building and the parking ramp.

**Council Action**

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

\_\_\_\_\_

\_\_\_\_\_

The proposed Preliminary and Final Plat (Normandale Lake North Addition) consists of two parcels: Lot 1 (hotel site) and Outlot A (future office site). The plat also includes right-of-way dedication of 10,890 square feet for American Boulevard.

Because the total development on this site exceeds 300,000 square feet, the development is subject to a mandatory Environmental Assessment Worksheet (EAW) review. The EAW includes a required 30-day public review period, which ends July 1, 2009. Based on review of the EAW, the City Council must make a determination whether an Environmental Impact Statement (EIS) is needed prior to taking any formal action on the development application.

The applicant is requesting rezoning from C-4 to C-4 Planned Development (PD). As a planned development, flexibility from the C-4 district development standards are proposed. These include hotel building setbacks from American Boulevard, surface parking setbacks from American Boulevard, and parking ramp setbacks from the interior (side) and rear (south) lot lines. Deviations are proposed to the number of required off-street parking spaces. The applicant proposes to use several measures to reduce parking demand/needs, including: Transportation Demand Management (TDM), shared parking, and providing proof of parking. The parking ramp will be designed to accommodate another level of parking to provide an additional 171 spaces if needed in the future.

Water is available by connecting to existing service lines. The existing sanitary sewer capacity is insufficient to accommodate this development as well as other recently approved and future planned developments in the area. To address this, the City proposes to construct a reliever sewer line under Normandale Lake Boulevard. Stormwater management would be provided by a combination of approaches, including underground storage and treatment and low impact development (LID) techniques.

**APPLICABLE REGULATIONS**

Section 19.38.01 Planned Development Overlay Districts  
Section 21.205.04 Freeway Office District  
Section 21.301.06 Parking and Loading

**REQUIRED FINDINGS**

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

**CHRONOLOGY**

- Planning Commission Agenda: 6/18/09 – Public Hearing scheduled.
- Planning Commission Action: 6/18/09 – Recommended approval of a rezoning from C-4 Freeway Office to C-4 (PD) Freeway Office (Planned Development) for property at 5501 and 5601 American Boulevard West (Case 10825B-09).
- Planning Commission Action: 6/18/09 – Recommended approval of a Preliminary Development Plan for an office building, hotel and associated parking at 5501 and 5601 American Boulevard West with three conditions (Case 10825C-09).

Planning Commission Action: 6/18/09 – Recommended approval of a Preliminary Plat of Normandale Lake North Addition, replat two lots into one lot and one outlot, for property located at 5501 and 5601 American Boulevard West with three conditions (Case 10825D-09).

City Council Agenda: 7/20/09 – Public hearing scheduled.

**DEADLINE FOR AGENCY ACTION**

Application Date: 4/29/09  
60 Days: 6/27/09  
Extension Letter Mailed: **Yes – 5/22/09**  
120 Days: **8/26/09**

## RECOMMENDED CITY COUNCIL ACTION

### (Case 10825B-09)

The Planning Division Staff and the Planning Commission recommend approval of a rezoning from C-4 Freeway Office to C-4 (PD) Freeway Office (Planned Development) for property at 5501 and 5601 American Boulevard West.

### (Case 10825C-09)

The Planning Division Staff and the Planning Commission recommend approval of a Preliminary Development Plan for an office building, hotel and associated parking at 5501 and 5601 American Boulevard West subject to the following conditions:

- 1) A development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the Director of Community Development;
- 2) A public improvements agreement for area infrastructure improvements be executed between the City and the applicant prior to the issuance of any grading or building permits. The agreement shall, at a minimum, include the following:
  - a. a list of individual improvement projects (including roadway, sanitary sewer, and other public infrastructure projects) recommended by the *Normandale Lake District Plan* and projects identified in the *Normandale Lake Office Park – Phase V Development Traffic Study* as included in Case 10721A-07;
  - b. estimated public infrastructure start and completion dates;
  - c. estimated improvement project cost in current and inflated (year of construction) dollars;
  - d. the developer's pro rata cost share for the improvements based on the development or building size; and
  - e. methods and terms of payment to satisfy financing project design and construction;
- 3) No development shall proceed without final development plan approval.

### (Case 10825D-09)

The Planning Division Staff and the Planning Commission recommend approval of a Preliminary Plat of Normandale Lake North Addition, replat two lots into one lot and one outlot, for property located at 5501 and 5601 American Boulevard West subject to the following conditions:

- 1) The Property must be platted and the plat filed with Hennepin County (16.03, 16.05.01);
- 2) Dedication of the necessary right-of-way along American Boulevard to widen the road and bring the curve up to current design standards; and
- 3) A 10-foot sidewalk bikeway shall be granted along Normandale Lake Boulevard and a 15-foot sidewalk/bikeway shall be granted along American Boulevard.

Item 1

**GENERAL INFORMATION**

Applicant: United Properties (Case 10825BCD-09)

Location: 5501 and 5601 American Boulevard West (Lots 1 and 2, Block 1, Jostens Addition)

Request: Rezoning, Preliminary Development Plan, Preliminary and Final Plat (Normandale Lake North Addition).

**PROPOSAL**

The applicant (United Properties) in conjunction with the North Central Group is proposing to redevelop the former Jostens office properties with a 10-story, 257 room hotel and 10-story, 255,000 gross square foot office building. A 6-story parking ramp with 943 spaces will be constructed on the office site. Parking in the ramp will be shared between the office and hotel.

The Preliminary Development Plan proposes a two-phased development. Phase I will include the hotel and associated surface parking, some of which will be located where the planned (Phase II) parking ramp will be constructed. Phase II will include the office building and the parking ramp.

The proposed Preliminary and Final Plat (Normandale Lake North Addition) consists of two parcels: Lot 1 (hotel site) and Outlot A (future office site). The plat also includes right-of-way dedication of 10,890 square feet for future widening of American Boulevard.

**BACKGROUND/PLANNING CONTEXT**

The purpose of a preliminary development plan is expressly stated in Section 19.38.01(e)(1) *to establish the intent, density, and intensity for a proposed development*. Approval of the preliminary development does not assure development of any specific building but establishes parameters for future development. Individual buildings or improvements require final development plan approval prior to construction. Section 19.38.01(e)(3) states the purpose of the final development plan as: *to establish a detailed development plan for a proposed development*.

The project site is located within the boundaries of the *Normandale Lake District Plan* (NLDP) and will be reviewed in light of the recommendations in that study; particularly related to the coordination of development and redevelopment with implementation of road and other public improvements in the District.

**Environmental Assessment Worksheet (EAW):** Because the total development on this site exceeds 300,000 square feet, the development is subject to a mandatory Environmental Assessment Worksheet (EAW) review. The EAW process includes a required 30-day public review period, which ends July 1, 2009. Based on review and comments received on the EAW, the City Council must make a determination whether an Environmental Impact Statement (EIS) is needed prior to taking any formal

action on the development application. However, the Advisory Commissions can make their recommendations on the project prior to expiration of the EAW review period.

The EAW was made available for public review on June 1, 2009. Copies of the EAW were distributed to various public agencies and municipalities as required by law. Copies are also available at the Bloomington public libraries and at City Hall. A public informational meeting on the EAW was conducted on June 11, 2009.

The EAW concludes that the proposed office and hotel use will result in a reduction in overall traffic during both the AM and PM peak hours compared to traffic anticipated in the Normandale Lake District Plan (NLDP). This is largely due to the change in land use on the east side of the site from office to hotel and the recent change in land use on 5701 Green Valley Drive to multi-family residential rather than office (Duke IV). This conclusion assumes the roadway improvements recommended in the NLDP are in place.

The other key finding noted in the EAW is that the existing sanitary sewer does not have sufficient capacity to accommodate the proposed office and hotel in light of the recently approved multi-family residential development on the Duke IV site (The Covington). To address this capacity issue, a reliever sanitary sewer will need to be constructed in Normandale Lake Boulevard from American Boulevard to W. 84<sup>th</sup> Street to accommodate the flows from this and other local projects. The applicant understands that new development will be required to participate in a portion of the costs, relative to the increased flows generated from this project, to construct this reliever pipe

**Neighborhood Meeting:** The applicant invited surrounding property owners to a neighborhood meeting held June 8, 2009. Five people attended, including three residents of the Norman Creek townhomes and two representatives from the Crown Plaza Hotel. According to the applicant, the project was well received and most questions related to timing of construction. The applicant will be available to provide more information on this meeting at the Planning Commission meeting.

## **ANALYSIS**

### **Comprehensive Plan Compliance**

The proposed office and hotel project is consistent with the Bloomington Comprehensive Plan 2008 and the Normandale Lake District Plan. The Bloomington Comprehensive Plan has designated the subject property Office land uses for many years. The Office designation encourages professional offices and related accessory retail uses. This land use designation also allows residential development, if integrated with office land uses, and hotels if located in close proximity to a freeway interchange. Much of the property around the intersection of I-494 and Highway 100/Normandale Boulevard has been designated for a mix of high-intensity office and commercial uses.

The recently adopted Comprehensive Plan 2008 carries forth the vision outlined in the Normandale Lake District Plan (2008) as well as other plans prepared over the past few decades. The goals and objectives of these plans are to: 1) concentrate higher intensity office and commercial uses along the I-494 corridor; 2) make efficient use of the regional road system; 3) create a strong and diverse tax and employment base; and 4) provide a buffer between residential uses and the freeway.

**Zoning Compliance**

The property is zoned Freeway Office (C-4). The intent of this zoning district is to encourage regionally oriented office and hotel uses and supporting accessory uses. The proposed office and hotel are permitted uses in the C-4 zoning district.

The applicant is requesting rezoning from C-4 to C-4 Planned Development (PD). As a planned development, flexibility from some of the C-4 district development standards is proposed. These include hotel building setbacks from American Boulevard, surface parking setbacks from American Boulevard, and parking ramp setbacks from the interior (side) and rear (south) lot lines. Deviations are proposed to the number of required off-street parking spaces. The applicant proposes to use several measures to reduce parking demand/needs, including: Transportation Demand Management (TDM), shared parking, and providing proof of parking. The parking ramp will be designed to accommodate another level of parking to provide an additional 171 spaces if needed in the future.

The following table compares the proposed development to the dimensional requirements in the C-4 zoning district. As shown below, the proposed Preliminary Development Plan meets many, but not all of the C-4 dimensional requirements. As a Planned Development, some flexibility and deviations from code requirements may be justified depending on the specific site design components.

<b>Item</b>	<b>C-4 Zoning</b>	<b>Proposed</b>
<b>Lot size</b>	120,000	<b>Lot 1 = 106,504</b> Outlot A = 197,588 ROW dedication = 10,890 s.f.
<b>Lot width</b>	250 (corner)	Lot 1 = 350+ Outlot = 340+
<b>Front/street</b>	35 ft (blg & ramp) 20 ft (parking) 50 ft adj to residential	<b>Hotel = 20 ft min.</b> Office = 50 ft. min. Parking ramp = 75 ft <b>Surface parking = 15 ft (hotel lot)</b>
<b>Rear (south)</b>	40 ft (blg & ramp) 5 ft (parking)	Hotel = 135 ft Office = 95 ft <b>Parking ramp = 10 ft.</b> Surface parking = 35+ ft (hotel lot)
<b>Side (interior east or west)</b>	30 ft (blg & ramp) 5 ft (parking)	Hotel = 40 ft Office = 220+ ft <b>Parking ramp = 10 ft</b> <b>Surface parking = 0 ft (hotel lot)</b>
<b>Building Floor Area</b>	20,000 s.f.	Hotel = 154,131 GSF Office = 255,000 GSF
<b>FAR</b>		
<b>Minimum</b>	0.4	Hotel = 1.45
<b>Maximum</b>	2.0	Office = 1.3

<b>Item</b>	<b>C-4 Zoning</b>	<b>Proposed</b>
<b><i>Impervious Cover</i></b>	90%	61% - hotel site 61% - office side
<b><i>Building Height</i></b>	No height limit since not adjacent to “protected residential”	Hotel = 10 stories Office = 10-stories
<b><i>Parking</i></b>	<ul style="list-style-type: none"> <li>Hotel: 1.1/room, plus 1/3 capacity banq area = 283</li> <li>Office: 1/285 GFA = 895</li> </ul> Total required for both = 1,178	<b><i>Total = 1,027</i></b> 80 surface spaces on hotel site (incl 8 hcpd) 4 surface spaces on office site 943 stalls in ramp <ul style="list-style-type: none"> <li>789 for office</li> <li>154 for hotel</li> </ul> Proposed parking flexibility measures: <ul style="list-style-type: none"> <li>100 shared spaces</li> <li>171 = “proof” on 7<sup>th</sup> level of ramp, thus total possible = 1,198</li> <li>TDM Plan</li> </ul>
<b><i>Landscape/Screening</i></b>		
<ul style="list-style-type: none"> <li><i>Trees</i></li> </ul>	1/2500 s.f. Devel. Area = 43 (hotel); 79 (office)	Hotel lot = 47 Office lot = 83
<ul style="list-style-type: none"> <li><i>Shrubs</i></li> </ul>	1/1000 s.f. Devel. Area = 106 (hotel); 198 (office)	<b><i>Hotel lot = 102</i></b> Office lot = 198
<ul style="list-style-type: none"> <li><i>Parking Lot Islands</i></li> </ul>	Required on hotel surface lot (Phase I and II)	Planted islands provided

***Bold italics*** indicates items that do not meet Code requirement

### **Site Layout and Design**

The proposed office tower and hotel will sit on separate lots, however the intent is to develop the two lots as a single “site”. The parking ramp will be located between the two buildings to maximize opportunities for shared parking. Some modification to the site plan can be made with the final development plans. In particular, staff encourages the applicant to consider reorienting the office tower so the entry faces American Boulevard and shifting the parking ramp as far to the south as possible.

**Access:** There are three existing full access points to the site; one on Normandale Lake Boulevard, one on American Boulevard and one on Norman Center Drive. These access points are very close to the existing access locations on the property. The access on Norman Center Drive was improved to a signalized intersection in Spring 2009 and will be shared by the proposed development and the existing 8200 Tower parking deck. To make the circulation work for both sites, the developer is adding a median to the shared driveway which will channelize vehicles. Phase I (hotel) development will initially have full access to American Boulevard, however, in the future, the site will be limited to right-in/right-out only on American Blvd. given future American Boulevard plans, which include widening the roadway and constructing medians.

**Parking:** As noted in the table above, the applicant is requesting a deviation from the total number of parking spaces required by the Code. According to Code, 1,178 parking spaces are required for both the office and hotel development. At full development of Phase I and II, the Preliminary Development Plan proposes 1,027 parking spaces; 943 in the proposed parking ramp and surface lots consisting of 80 spaces on the hotel site and 4 on the office site.

A six story parking ramp with 943 parking spaces is proposed to provide parking for both the office and hotel. A seventh level can be added in the future that will provide 171 spaces, bringing the total ramp parking to 1,114 spaces. Combined with the surface parking, 1,198 spaces can be provided on site, which exceed the code requirement.

Section 21.301.06.(e) of the Code outlines several parking reduction flexibility measures that can be applied. The applicant is proposing three of them, including: proof of parking, shared parking, and Travel Demand Management (TDM).

Phase I (hotel) proposes the construction of 80 surface parking spaces on the hotel site and 177 to be located on Outlot A, where the parking ramp will be constructed in Phase II. Proof of parking for 26 additional spaces is also shown on Outlot A, which would bring the total number of parking spaces potentially available for the hotel to the required 283 spaces.

In Phase II (8100 Tower office), the parking ramp will be constructed to serve both the hotel and office building. Given that the hotel and office uses have different parking demand peak times, the applicants believe sharing of spaces in the ramp is a viable option. In addition, it is noted that the hotel primarily serves business clients, who often utilize airport shuttle services provided by the hotel rather than rent a car.

As proposed, 789 spaces in the ramp will be assigned to the office and 154 spaces assigned to the hotel. During day time peak (office) hours, 100 of the hotel spaces will be shared with office users. During night (hotel) peak hours, the office will share 49 spaces with the hotel. As a result of sharing, during their respective peak time periods, the office and the hotel will have available the minimum number of spaces required by code (895 for the office and 283 for the hotel).

The applicant proposes to prepare a Travel Demand Management (TDM) Plan to reduce parking demand/needs for the 8100 Tower. The TDM Plan is proposed to include goals, trip reduction strategies, and a commitment to implementation and measurement of progress toward achieving the goals. Staff is currently working to finalize a citywide TDM program to clarify the process and requirements. These ideas have been shared with the applicant, although the City Council has not yet reviewed or made any formal recommendation to adopt specific TDM requirements or enforcement strategies. Execution of a TDM Agreement that commits the applicant to implement the TDM strategies outlined in their TDM Plan will be required prior to issuance of a certificate of occupancy.

**Pedestrian Circulation:** Currently, the site has only a 5-foot wide public sidewalk on the west side of the site along Normandale Lake Boulevard. The proposal includes constructing new sidewalks on all street frontages. The Normandale Lake District Plan (NLDP) calls for a bikeway along the east side of Normandale Lake Boulevard, so the existing sidewalk will be reconstructed as a 10-foot wide

sidewalk/bikeway when the office site is developed. Along American Boulevard, an 8-foot wide sidewalk will be constructed that wraps around the north and east sides of the site. This sidewalk will connect to an existing sidewalk on the west side of Norman Center Drive. Both the 8100 Tower and the hotel will have connections to the public sidewalk from their main entrances. The existing sidewalks in the area provide connections to the Normandale Lake trail system located to the south.

**Architectural Design and Building Materials:** The applicant proposes to use building materials on the 8100 Tower that match those used on the adjacent United Properties office buildings and parking ramps. While the building materials on the hotel will be different, the overall quality and character will be consistent with other development in the area. Specific information on exterior building materials will need to be submitted in conjunction with Final Development Plans.

Both the office tower and hotel are proposed to be 10 stories. The proposed parking ramp will be six stories. although a seventh level can be added in the future if needed to provide additional parking.

The applicant intends to design the office building and entire site to achieve certification by the U.S. Green Building Council's *Leadership in Energy and Environmental Design (LEED)* standards. The hotel building is considering implementing some of these standards as well, although may not seek certification.

**Shadow Study:** The applicant prepared a shadow study for the site to illustrate how shadows from the proposed buildings will impact adjacent properties. Shadow impacts are greatest on the adjacent townhome development around the winter solstice (Dec. 21). However, given the low sun angle at this time, shadows primarily affect the north part of the townhome development.

**Landscape Plan/Tree Preservation:** The proposed landscape treatment on this property will be similar in quality to the landscaping at other buildings in the Normandale Office Park. Highlights of the proposed landscape plan include extensive plantings around the foundation of the buildings and parking structure, including a mix of deciduous and evergreen trees and shrubs. Flower beds will provide visual accents at key locations. Two rain gardens are proposed on the office site at final development; one on the north side of the office building parallel to American Boulevard and the other along the west side of the visitor parking/drop off area.

The Zoning Code specifies the minimum amount of trees and shrubs required based on the site developable area, which is about 304,092 square feet. Thus 122 trees and 304 shrubs are required. The proposed landscape plan indicates 130 trees, 300 shrubs, plus a number of perennials will be planted on site. This exceeds the number of required trees but falls slightly short on number of shrubs.

**Signage** - The signage for the office will be consistent with the design and materials used on other buildings and property in the Normandale Lake Office Park. Signage for the hotel is proposed to complement the office park signage.

A Uniform Sign Design (USD) plan is required for both sites prior to issuance of any sign permits. The USD plan for the office will need to be coordinated with the approved USD for the Normandale Lake Office Park.

**Lighting:** Specific site and building lighting plans will be required in conjunction with Final Development Plans.

**Security and Life Safety:** Items related to security and life safety, including fire protection, security, emergency access, crime prevention and lighting must meet applicable code requirements. Fire hydrants must be installed through out the site and the location must be coordinated with the Fire Department in conjunction with Final Development Plans.

**Traffic Analysis**

Traffic studies provide important information for determining the adequacy of the roadway network to accommodate proposed new development and identify road improvements needed to alleviate or mitigate problems at intersections that are operating at less than acceptable level of service (LOS). It is imperative, in the long term, to implement road improvements deemed necessary to allow intersections in the area to operate at an acceptable LOS in relation to the development projections for the year 2030.

The *Normandale Lake District Plan* (NLDP), which was approved by the City Council in May 2008, contained a traffic study for the district. For the required Environmental Assessment Worksheet (EAW), a subsequent traffic study was completed that built off the existing NLDP traffic study. In the NLDP, the existing development on these parcels (the Jostens parcels) consisted of two office buildings totaling 74,200 square feet. The NLDP assumed redevelopment of these parcels would include 315,200 square feet of office space. The increase in trip generation would be based on the change in total office space, or 241,000 square feet.

To be consistent with the NLDP, this project traffic study analyzed the increase in trip generation compared to the baseline of the “existing” 74,200 square feet of office space (Jostens), which results in an increase of 180,800 square feet of office. See Table 1 below for the trip generation comparison:

**Table 1 (Trip Generation Comparison – Site)**

Land Use	Size	Daily Trips	AM Peak		PM Peak	
			In	Out	In	Out
NLDP Assumed Land Use - Office	241,000 sf	2,653	329	45	61	298
<b><i>Total Assumed</i></b>		<b>2,653</b>	<b>329</b>	<b>45</b>	<b>61</b>	<b>298</b>
8100 Office Tower	180,800 sf	1,991	247	34	46	224
Hotel	257 rooms	2,100	88	56	80	71
<b><i>Total Proposed</i></b>		<b>4,091</b>	<b>335</b>	<b>90</b>	<b>126</b>	<b>295</b>
<b><i>Difference between Proposed &amp; Assumed</i></b>		<b>+1,438</b>	<b>+6</b>	<b>+45</b>	<b>+65</b>	<b>-3</b>

In 2008, the former Norman Pointe IV (office) site was approved by the City Council for a multi-family residential development. As shown in the Table 2 below, this change in land use decreased the daily trips to and from the district (difference between Iterations 1 and 2). As shown in Table 1 above, the office/hotel redevelopment proposal increases the daily trips to and from the district. However,

when the daily trips to and from the district are analyzed with respect to the other land use modifications in the district, the overall result is a net decrease in daily trips as shown in Table 2 below (Difference between 1 & 3).

**Table 2 (Trip Generation Comparison – NLDP)**

Iteration	Land Use	Daily Trips	AM Peak		PM Peak	
			In	Out	In	Out
1	Original Normandale Lake District Plan	26,387	2,130	348	834	2,279
2	Modified Normandale Lake District Plan with the conversion of Norman Pointe IV to multi-family residential	24,706	1,725	391	858	1,959
3	Modified Normandale Lake District Plan with the conversion of Norman Pointe IV to multi-family residential and the redevelopment of the Jostens parcel	26,144	1,731	436	923	1,956
<i>Difference between 1 &amp; 2</i>		<i>-1,681</i>	<i>-405</i>	<i>+43</i>	<i>+24</i>	<i>-320</i>
<i>Difference between 1 &amp; 3</i>		<i>-243</i>	<i>-399</i>	<i>+88</i>	<i>+89</i>	<i>-323</i>

The traffic study analyzed three intersections: 1) Norman Center Drive and American Blvd W; 2) 84<sup>th</sup> Street and Normandale Lake Blvd; and 3) 84<sup>th</sup> Street and Normandale Blvd. The NLDP traffic study recommended several phased public improvements to improve traffic flow in the district. Recent public improvements included a new signal at Norman Center Drive and American Boulevard, a new signal at Normandale Lake Boulevard and W. 83<sup>rd</sup> Street and converting Norman Center Drive south of W. 83<sup>rd</sup> Street to a one-way northbound. Table 3 shows the Existing Peak Hour Capacity Analysis including the recent public improvements:

**Table 3 (Existing Peak Hour LOS)**

Intersection	Level of Service (LOS)	
	AM	PM
Norman Center Drive / American Boulevard	A	A
84 <sup>th</sup> Street / Normandale Lake Boulevard	A	A
84 <sup>th</sup> Street / Normandale Boulevard	D	F

The development is proposed to be built in two phases. For the purposes of the traffic study, the hotel is assumed to be constructed in 2011 and the office being constructed in 2013. The Table 4 below shows the Year 2011 (Phase 1) Peak Hour Capacity Analysis:

**Table 4 (Phase I Peak Hour LOS)**

Intersection	Level of Service (LOS)	
	AM	PM
Norman Center Drive / American Boulevard	A	B
84 <sup>th</sup> Street / Normandale Lake Boulevard	C	D
84 <sup>th</sup> Street / Normandale Boulevard	D	F

As mentioned above, the NLDP recommended a number of phased public improvements for the district. The first phase of those improvements has been completed, but the second phase of public improvements is proposed for 2014, or later if funding is not available. The office portion of this project was analyzed as being constructed in 2013. Since the second phase of public improvements may not be constructed, the analysis assumes no additional public improvements beyond the first phase are in place when the office is scheduled to open. Table 5 below shows the Year 2013 (Phase II) Peak Hour Capacity Analysis.

**Table 5 (Phase II Peak Hour LOS)**

Intersection	Level of Service (LOS)	
	AM	PM
Norman Center Drive / American Boulevard	A	B
84 <sup>th</sup> Street / Normandale Lake Boulevard	D	F
84 <sup>th</sup> Street / Normandale Boulevard	E	F

It is important to keep in mind that the 84<sup>th</sup> Street and Normandale Boulevard intersection currently operates at a LOS F and as new development comes online, the intersection will continue to operate at an LOS F. The second phase of public improvements includes a significant geometric improvement to this intersection. A funding strategy is presented in the NLDP, which includes a special assessment to the benefiting properties and award of a Federal Grant. Currently, staff is working on applying for the Federal Grant award and the award determination is anticipated in December 2009. Staff has also entered into agreements with many of the office building developers regarding special assessment obligations.

**Transit and Travel Demand Management (TDM):** As part of the NLDP, staff worked with Metro Transit to determine the best routes for the district, which include transit stops on the north side of American Boulevard and on the east side of Norman Center Drive directly across from W. 83<sup>rd</sup> Street.

A Travel Demand Management (TDM) plan will be utilized as a flexibility measure to reduce parking demand/needs. The applicant will prepare a TDM Plan for the 8100 Tower that includes goals, trip reduction strategies, and a commitment to implementation and measure progress toward achieving the goals.

Staff is concurrently working to develop a citywide TDM program, including a process to enforce or ensure goals are achieved. These ideas have been shared with the applicant, although the City Council has not yet reviewed or made any formal recommendation to adopt specific TDM requirements or enforcement strategies. Execution of a TDM Agreement that commits the applicant to implement the TDM strategies outlined in their TDM Plan will be required prior to issuance of a certificate of occupancy.

**Site Preparation**

**Easements and Right-of-Way:** The applicant will be replatting the property and will be dedicating the necessary right-of-way along American Boulevard to widen the road and bring the curve up to current design standards. The applicant will also grant a 10-foot sidewalk bikeway along Normandale Lake Boulevard and a 15-foot sidewalk/bikeway along American Boulevard. The nature of this

development is to utilize shared parking, utilities, and ponding, therefore, private easements addressing shared parking, utility, and stormwater pond usage and maintenance will need to be filed with all properties.

**Stormwater Management:** Stormwater will be managed through a variety of best management practices (bmp's) to meet the City's and Nine Mile Creek Watershed District's requirements for rate control (quantity) and water quality. For the analysis, the existing condition used was the previous Josten's office buildings, which was demolished over the winter of 2009.

The stormwater pond in the northeast corner of the 8200 Tower site was designed and sized to accommodate development on the Jostens parcel. Prior to reaching this pond, stormwater will be routed by overland flow and pipe to be treated by filtration and infiltration practices.

The final design for the 8100 Tower portion of the site will include two rain gardens to treat one-inch of runoff from the impervious surfaces. The hotel portion of the site will have an underground rock basin with a drain tile system to treat 1-inch of runoff from the impervious surfaces. Prior to reaching the underground system, runoff would pass through a mechanical separator in order to remove oils and suspended solids. With storm events that generate more than 1 inch of runoff, runoff in excess of 1 inch will bypass the underground basin and discharge directly into the existing 8200 Tower storm pond.

The Stormwater Management plan calculations and narrative will be reviewed and approved by the City Engineer prior to any issuance of permits. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

**Utilities:** Public watermain is located on all three sides of the site. Eight-inch ductile iron water services are proposed to serve the site. Watermain will need to connect from the service connection on Normandale Lake Boulevard just south of American Boulevard to the service connection near the southeast corner of the hotel building to provide looping. Adequate hydrant coverage shall be provided.

Public sanitary sewers are located on all three sides of the site. Eight-inch PVC sanitary sewer services are proposed to serve the site. The existing public sanitary sewer, which the development will utilize, is undercapacity for the proposed use. A reliever sanitary sewer in Normandale Lake Boulevard from American Boulevard to W. 84<sup>th</sup> Street will need to be constructed to accommodate the flows from this and other local projects. The new development will be required to participate in a portion of the costs, relative to the increased flows generated from this project, to construct this reliever pipe.

## RECOMMENDATION

**In Case 10825B-09**, staff recommends approval of a Rezoning from C-4 Freeway Office to C-4 (PD) Freeway Office (Planned Development) for property located at 5501 and 5601 American Boulevard West.

**In Case 10825C-09**, staff recommends approval of a Preliminary Development Plan for an office building, hotel, and associated parking at 5501 and 5601 American Boulevard West subject to the following conditions being satisfied:

- 1) A development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the Director of Community Development;
- 2) A public improvements agreement for area infrastructure improvements be executed between the City and the applicant prior to the issuance of any grading or building permits. The agreement shall, at a minimum, include the following:
  - a. a list of individual improvement projects (including roadway, sanitary sewer, and other public infrastructure projects) recommended by the *Normandale Lake District Plan* and projects identified in the *Normandale Lake Office Park – Phase V Development Traffic Study* as included in Case 10721A-07;
  - b. estimated public infrastructure start and completion dates;
  - c. estimated improvement project cost in current and inflated (year of construction) dollars;
  - d. the developer's pro rata cost share for the improvements based on the development or building size; and
  - e. methods and terms of payment to satisfy financing project design and construction;
- 3) No development shall proceed without final development plan approval.

**In Case 10825D-09**, staff recommends approval of a Preliminary and Final Plat (Normandale Lake North Addition) for property located at 5501 and 5601 American Boulevard West subject to the following conditions being satisfied:

- 1) The Property must be platted and the plat filed with Hennepin County (16.03, 16.05.01);
- 2) Dedication of the necessary right-of-way along American Boulevard to widen the road and bring the curve up to current design standards; and
- 3) A 10-foot sidewalk bikeway shall be granted along Normandale Lake Boulevard and a 15-foot sidewalk/bikeway shall be granted along American Boulevard.





EDWARD FARR  
ARCHITECTS INC

 **8100 TOWER** NORMANDALE LAKE  
OFFICE PARK

  
UNITED PROPERTIES



# HAMPTON INN & SUITES

VIEW FROM SOUTH ENTRANCE



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## HAMPTON INN & SUITES

VIEW FROM NORMAN CENTER DRIVE



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