



October 25, 2016

Bloomington Central Station, LLC c/o McGough Development
ATTN: Mark Fabel
2737 Fairview Avenue North
St. Paul, MN 55113

RE: Case # PL201600146
8170 31ST AVE S

Mr. Fabel:

At its regular meeting of October 24, 2016, the City Council approved a Type II Preliminary and Final Plat to divide one outlot into one lot and three outlots, and a Major Revision to Final Development Plans for a new 8-level parking structure plus loading dock and surface parking modifications. (Case # PL201600146).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
2. Prior to Permit The Grading, Drainage, Utility, Erosion Control, Access, Traffic, Parking and Circulation plans must be approved by the City Engineer.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
5. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
6. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
7. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN.Rules Chapter 1306; MN State Fire Code Sec. 903).
8. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction

- site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
9. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
 10. Prior to Permit Public drainage and utility easement must be provided on the plat as approved by the City Engineer and proof of filing must be provided to the Manager of Building and Inspection:
 11. Prior to Permit Private common driveway/access and utility easement agreements be filed with Hennepin County and proof of filing provided to the Engineering Division
 12. Prior to Permit A 10-foot sidewalk/bikeway easement must be provided by document along all street frontages as approved by the City Engineer.
 13. Prior to Permit All sidewalks within the development must meet Section 21.301.04 of the City Code.
 14. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 15. Prior to Permit An erosion control surety must be provided (16.05(b)).
 16. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
 17. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
 18. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 19. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for the parking structure. No portion of the structure above 80 feet in height from grade may be constructed prior to the issuance of a no-hazard declaration from the Federal Aviation Administration.
 20. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer.
 21. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City
 22. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
 23. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 24. Ongoing The site and building improvements are limited to those shown on the approved plans in Case File #PL201600146.
 25. Ongoing Alterations to utilities must be at the developer's expense.
 26. Ongoing All construction stockpiling, staging, loading, unloading, drop-off, pick-up and parking must take place on-site and off adjacent public streets and public rights-of-way.
 27. Ongoing Development must comply with the Minnesota State Accessibility Code.

- 28. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
- 29. Ongoing Three foot high parking lot screening must be provided along 30th Avenue South as approved by the Planning Manager (Sec. 19.52).
- 30. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
- 31. Ongoing An Airport Zoning Permit must be approved by the Community Development Director for the crane structure prior to its erection or use.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager