

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437-1060

GENERAL: 952-835-3800

FAX: 952-896-3333

WEB: www.larkinhoffman.com

October 1, 2019

Mr. Glen Markegard
Planning Manager
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

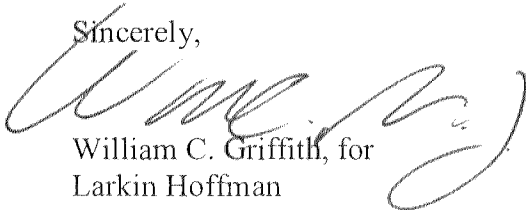
Re: Rosa Development Company Site Development Agreement

Dear Glen:

Attached you will find the Master Concept Plan prepared by BKV Group for 3700 and 3750 American Boulevard East.

We look forward to working with you and your staff on the proposed development. In the meantime, please let me or Julie Kimble know if you have questions regarding this submittal.

Sincerely,



William C. Griffith, for
Larkin Hoffman

Direct Dial: 952-896-3290

Direct Fax: 952-842-1729

Email: wgriffith@larkinhoffman.com

cc: Kristin Muir
Julie Kimble
Megan Rogers

Enclosure

3700 & 3750 American Boulevard East - Concept Master Plan

Rosa Development Co.

BKV
GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

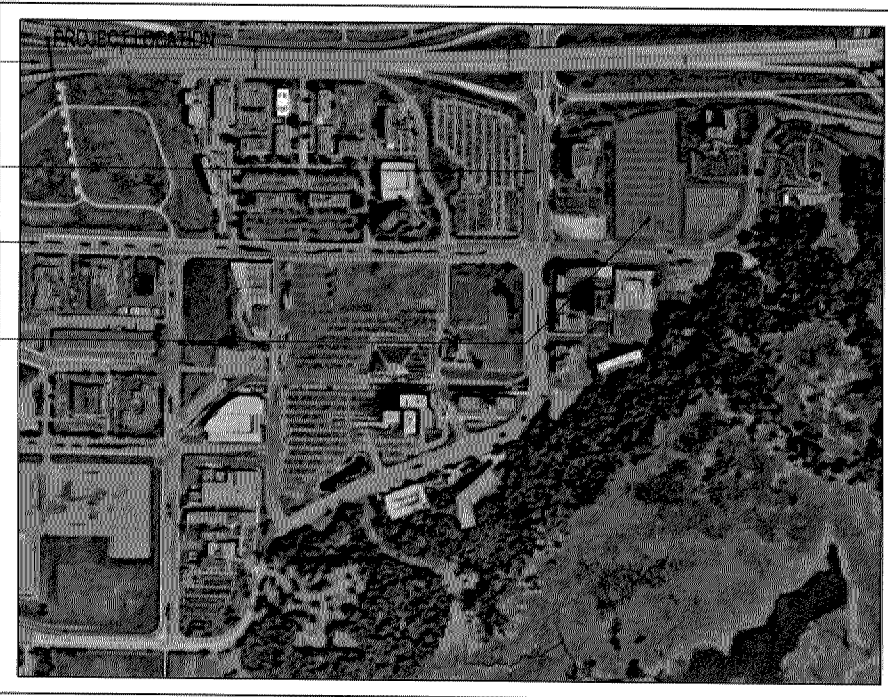
222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE
**3700 & 3750
AMERICAN BLVD
EAST**

ISSUE #	DATE	DESCRIPTION
REV 1	09/11/19	CONCEPT MASTER PLAN

494
34TH AVE S
AMERICAN BLD E
PROJECT



SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE
G100	COVER	9/11/2019				
A010	SITE PLAN	9/11/2019				
A011	SITE DEVELOPMENT PARKING PLAN	9/11/2019				
EX-1	CONCEPT MASTER PLAN SITE AND STORMWATER EXHIBIT	9/11/2019				
EX-2	CONCEPT MASTER PLAN FIRE ACCESS EXHIBIT	9/11/2019				

PROJECT TEAM

Owner/Applicant:
Rosa Development Co.
334 NE 15th Avenue
Delray Beach, FL 33444
Phone: 561.854.5483
Contact: Kristin Mur

Architect:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.3752
Contact: Robert Ewert

Civil:
BNA, LLC
767 Marquette Street
Suite 100
St. Paul, MN 55114
Phone: 612.294.7230
Contact: Mitchell Cooks

Landscape:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.3752
Contact: Brady Halverson

Structural Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.3752
Contact: Charles Robinson

Mechanical Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.3752
Contact: Alex Swartz

Electrical Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.3752
Contact: Chad Kardi

Development Consultant/Owner's Rep:
UMB Bank
Minneapolis St. Paul
Phone: 612.670.8962
Contact: Julie Kimble
julie.kimble@umbbank.com

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	285787

SHEET TITLE

COVER SHEET

SHEET NUMBER

G100

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SITE PLAN KEY NOTES

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

Proposed Major Use(s)

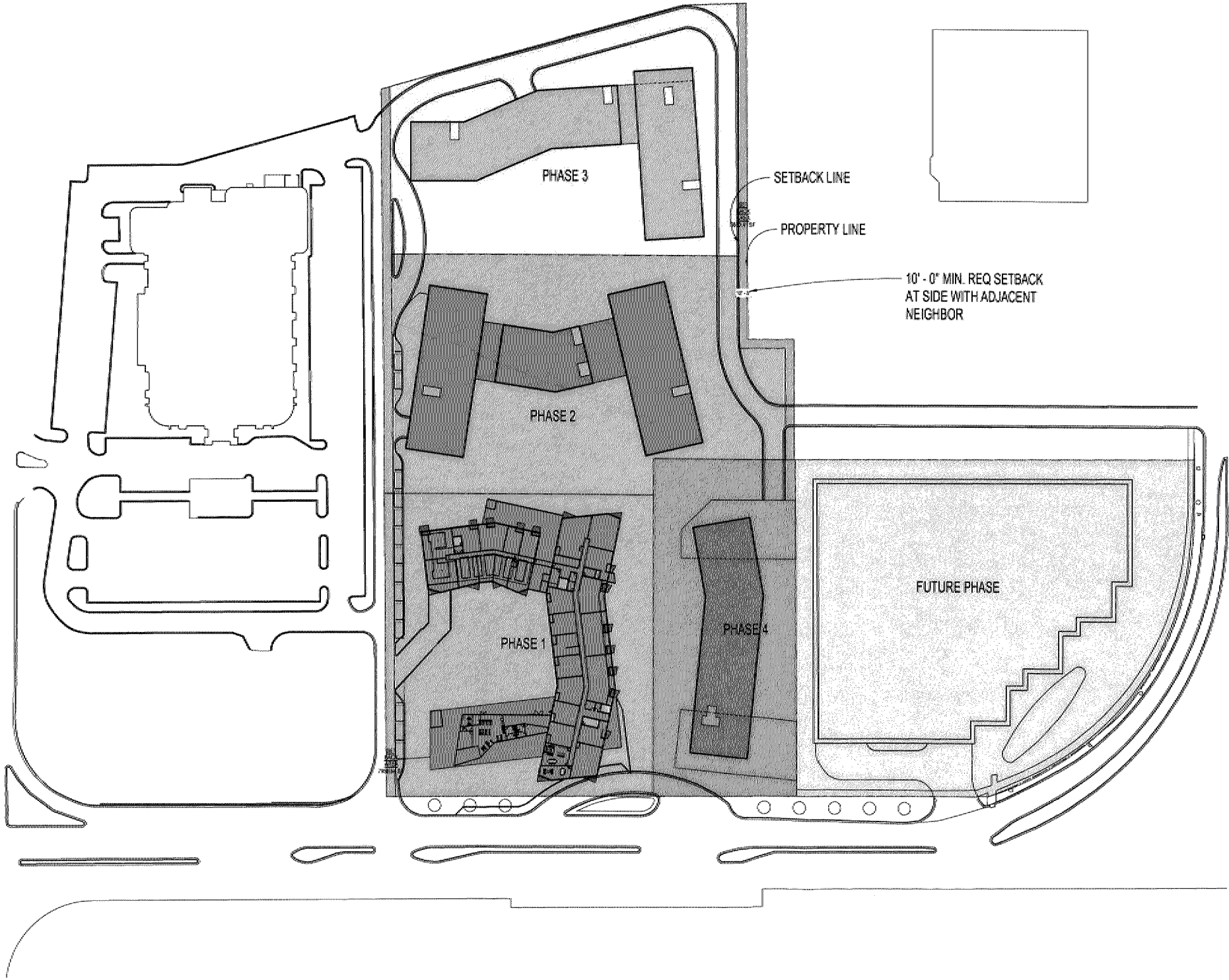
MULTI FAMILY RESIDENTIAL, HOTEL, OFFICE, MIXED USE

Development Square Footages

550,000 - 800,000 SQ. FT.

Location of Structured Parking

LOCATED BELOW THE FOOTPRINT OF THE BUILDINGS SHOWN



PROJECT TITLE

3700 & 3750
AMERICAN BLVD
EAST

SSA#	DATE	DESCRIPTION
0001	08/27/2019	CONCEPT MASTER PLAN

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	03H
CHECKED BY	ME
COMMISSION NUMBER	2307-01

SHEET TITLE

MASTER SITE
PLAN

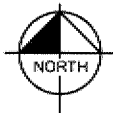
SHEET NUMBER

A010

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PRELIMINARY - NOT FOR CONSTRUCTION

3700 AMERICAN

BLVD

PREPARED FOR
ROSA

DEVELOPMENT CO
BLOOMINGTON
MINNESOTA

**CONCEPT MASTER
PLAN SITE AND
STORMWATER
EXHIBIT**

KHA PROJECT
160116090

DATE	9/27/18
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SALE	AS SHOW	DESIGNED BY	LI
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RECEIVED BY	DATE
AD NAWZ	11/7

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

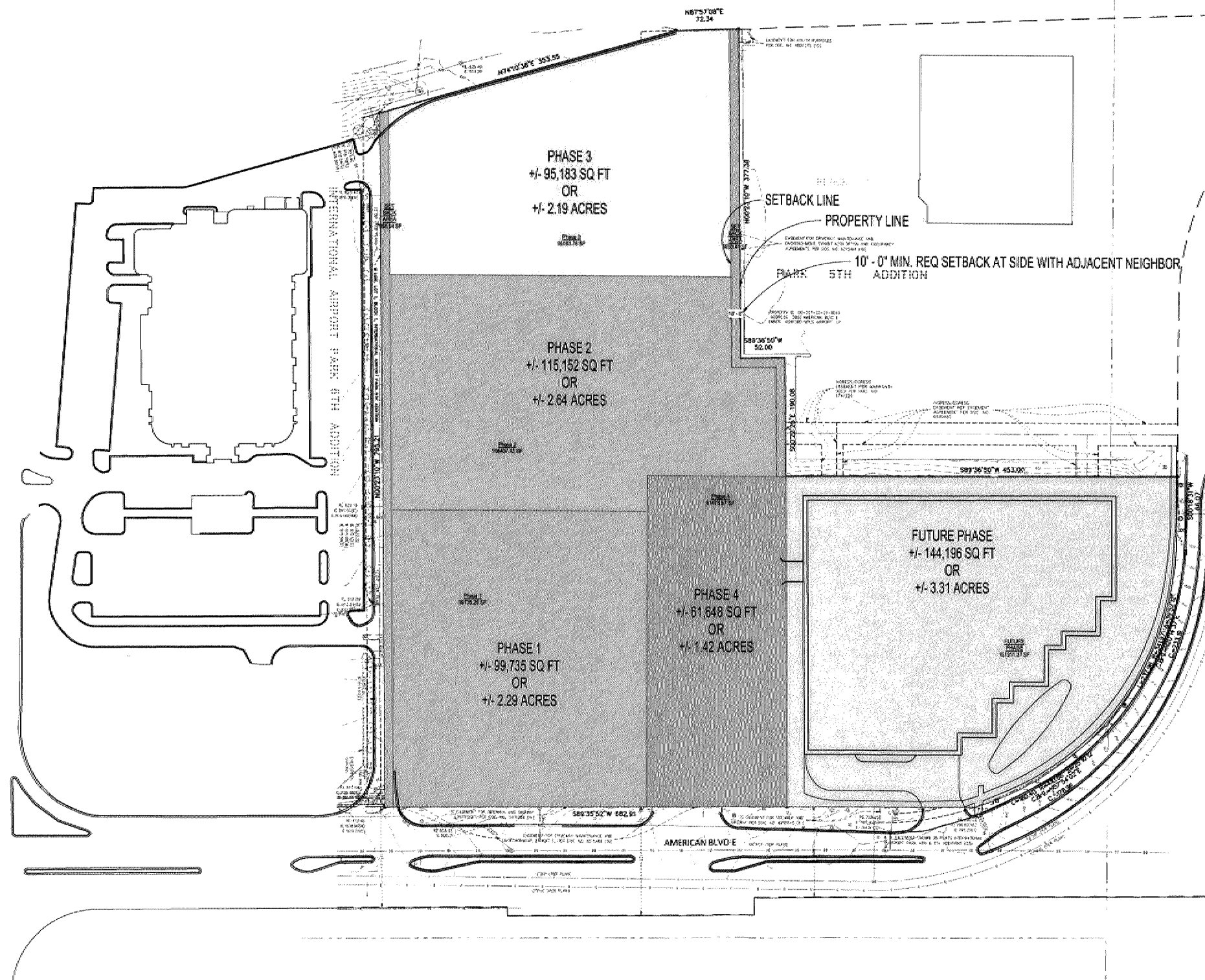
MITCHELL G. COOKAS, PLA
NN
8/8/88X
LIC. NO.

DATE: XX/XX/XX MN XX/XX/XX U.S. NO. XXXX
MITCHELL G. COOKAS, PLA

Kimley»»Horn

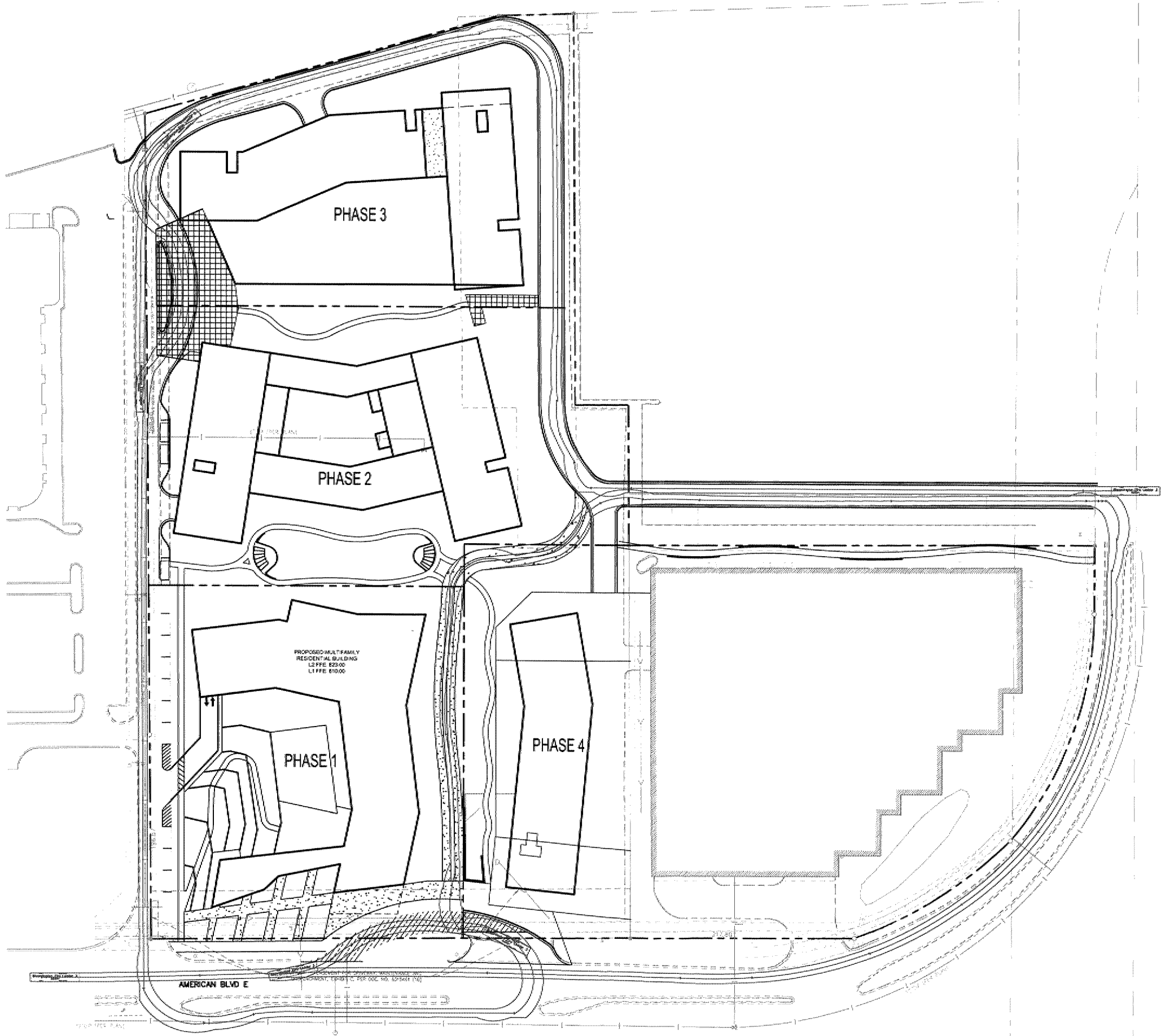
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM



K:\TWC_LDEV\3700 American Blvd. Apartments\3 Design\CAD\Exhibits\EX-1_SITE PLAN_2019-0926.dwg September 27, 2019 - 2:05pm

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PRELIMINARY - NOT FOR CONSTRUCTION

3700 AMERICAN
BLVD

PREPARED FOR
ROSA

DEVELOPMENT CO

BLOOMINGTON MINNESOTA

CONCEPT MASTER
PLAN FIRE
ACCESS EXHIBIT

KHA PROJECT
160116000
DATE
9/27/19
SCALE AS SHOWN
DESIGNED BY LEC
DRAWN BY LEC
CHECKED BY MGC

KIMLEY-HORN AND ASSOCIATES, INC.
A PROFESSIONAL CORPORATION
STATE OF MINNESOTA
I, MITCHELL C. COOMBS, P.E.
DATE 09/27/2019 LICENSE NO. 00000000

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REVISIONS
No. DATE BY