
Project Team:

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Visioning / Design Concept

Located in the South Loop District of Bloomington Minnesota, the vision and design concept is intended to align with select goals/visions of the City of Bloomington's South Loop District.

"Bloomington's South Loop District is a distinctive urban center where people build their lives around work and community. It's a trendy neighborhood at the crossroads of the metro area's transportation networks, yet it's only moments away from the quiet, unspoiled beauty of the Minnesota Valley National Wildlife Refuge."

The project's intent is to create visual, physical and experiential connections to the LRT and bus transit systems and the Minnesota Valley National Wildlife Refuge. The design approach is based on community that embraces creative placemaking, environmental awareness, sustainability, quality of life, safety and comfort. Awareness of the project's accessibility to the Minneapolis-St. Paul International Airport is also taken into consideration.

The materials selected for this project seek a refined Scandinavian aesthetic that caters to professionals and people seeking an active lifestyle. Large windows, private and shared outdoor spaces, bicycle and pedestrian paths, pollinator and bird friendly landscaping work together to create healthy and inspiring connections to the outdoors.

The building is oriented to maximize solar exposure, connections to American Boulevard, the Minnesota Valley National Wildlife Refuge, and views.

Project Description/Approach

Rosa Development, under a Development Agreement with the City of Bloomington, dated April 16, 2019 is proceeding to develop its Phase I project. To date, Rosa has met the following milestone requirements below:

- ID Phase I project boundaries: Required milestone: August 1, 2019 Submitted: July 31, 2019
- Amend AUAR: Determined as not required
- Opportunity Housing intro meeting with staff - complete
- Submit Concept Master Plan: Required milestone – October 31, 2019 Submitted: October 2, 2019
- Submit Project proforma (incentives: Required milestone: October 31, 2019 Submitted: October 29, 2019 initial meeting, submission post Confidentiality Agreement execution
- Informal DRC review was held on December 3, 2019.
- Submittal of Preliminary and Final Development Plan: Required December 31, 2019. Target Date required due to budget constraints: January 31, 2020

The overall site is an approximately 12-acre parcel of land known as the Park'N Fly at 3700 and 3750 American Boulevard East in Bloomington, MN. The owners of the land have been long-term property owners in the City of Bloomington, and are proposing to retain long-term ownership of this Phase I project, continuing their investment in the City of Bloomington.

The site currently consists of a surface parking lot on the 3700 American Boulevard parcel (of approx. 1,036 stalls), and a multi-level parking garage on the 3750 American Boulevard parcel (of approx. 1,050 stalls). The Master Plan proposes multiple phases of development over time dependent on market conditions.

The Phase 1 project will consist of two buildings of approximately 183 units connected by a circulation link similar to a “skyway”. A variety of units and floor plans will be offered with studio, studio/alcove, 1-bedroom, 2-bedroom and 3-bedroom units available.

The west building will be 5 levels of wood construction over 1 concrete Podium level. The east building will also be 5 levels of wood construction over 1 concrete Podium level. Parking will be located below grade in the basement level and on Level 1. Level 1 will be below grade except at American Boulevard where active use is planned. Construction will consist of precast columns and a beam structure with CMU foundation walls and spread footings.

Phase 1 has 237 structured parking stalls, 10 surface parking stalls and 11 parallel parking stalls on the access road west of Phase 1, for a total of 258 stalls. The number of provided resident parking is appropriate for a transit-oriented community, and therefore does not meet current City Code. The code requires 344 stalls based on the proposed unit mix. The project is asking for a deviation from City Code for the parking count. The site contains existing parking stalls outside of the Phase I project adequate to demonstrate proof of parking for the difference between stalls proposed and required. These additional stalls will be utilized on an as-needed basis if required to off-set resident parking demand beyond what is planned in Phase 1.

The project has been designed to include amenities that are important to today’s renters: amenities that will provide opportunities for a live-work-play environment. Amenities will include a dynamic 2-story Lobby, a main floor clubroom opening onto the outdoor pool plaza, a fitness room, a secondary clubroom called a “skyclub” with views of the Minnesota River Valley and national wildlife preserve, Maker space – with the hope of housing a City artist in residence, a dog park with dog wash, dedicated coworking space for residents, a rental center for outdoor equipment, a Leasing Center, and back of the house space (Offices, Workroom, Reception, Storage), as well as a resident mail room, and package center. Outdoor amenities include an abundance of green space, walkways to sidewalks linking to the nearby light rail stop and at the plaza area, grilling stations, outdoor seating and gathering areas, fire pits, and an outdoor swimming pool.

Dependent on final pricing, a green roof that will contribute to managing storm water, a storm water reuse system, and resident rooftop gardens are under consideration.

Project ownership is in early discussions with the City’s Parks and Recreation department on a green space for public/private use.