



7500 West 78th Street
Edina, MN
55439

(952) 947-3000
fax (952) 947-3030

November 25, 2019

Glen Markegard
Michael Centinario
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

RE: American Square

Subject: DRC Meeting 12/3/19

Glen & Mike,

Below is summary of the project to date that we would like to meet and discuss with you at the next DRC meeting on 12/3/19.

1) Project Components

- a. Market Rate Housing
 - i. 217 Units
 - ii. 226 Parking Stalls (206 interior, 20 exterior)
- b. Workforce Affordable Housing
 - i. 128 Units
 - ii. Parking in Ramps A & B
- c. Senior Affordable Housing
 - i. 96 Units
 - ii. Parking in Ramps A & B
- d. Grocery/Retail
 - i. 25K-32K possible
 - ii. Parking on surface of Ramps A & B
- e. Parking Ramps A & B
 - i. Four level precast or PT ramps
 - ii. Three levels covered and one surface level
 - iii. 1,238 total stalls

2) Project Phasing

- a. Phase 1: Market Rate Building with 2-Levels of underground parking
- b. Phase 2: Ramp A (559 stalls)
- c. Phase 3: Ramp B (679 stalls)
 - i. Demolition of existing 6 level ramp
- d. Phase 4: Senior Affordable
- e. Phase 5: Workforce/Grocery/Retail
- f. aaa



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- 3) Project Construction Schedule
 - a. Phase 1: Market Rate Building with 2-Levels of underground parking
 - i. Start 5/2020
 - ii. Complete 10/2021
 - b. Phase 2: Ramp A (559 stalls)
 - i. Start 5/2020
 - ii. Complete 12/2020
 - c. Phase 3: Ramp B (679 stalls)
 - i. Demolition of existing 6 level ramp
 1. Start 01/2021
 2. Complete 5/2021
 - ii. Ramp B
 1. Start: 5/2021
 2. Complete 11/2021
 - d. Phase 4: Senior Affordable
 - i. Start: 11/2021
 - ii. Complete 01/2023
 - e. Phase 5: Workforce/Grocery/Retail
 - i. Start: 01/2022
 - ii. Complete: 05/2023
- 4) Proposed City Schedule
 - a. 12/3/19 DRC
 - b. 12/18 or 12/31 Application submittal
 - c. Neighborhood Meeting
 - d. 1/23/20 or 2/6/20 PC Mtg
 - e. 2/3/20 or 2/24/20 CC Mtg
- 5) Testing completed to date or in progress (Braun Intertec)
 - a. Soil Testing #1-completed
 - b. Test Pits and Additional Borings (11/21-11/27/19)
 - c. Phase 2 Environmental Testing – in progress
 - d. Existing Foundation GPR Testing
 - e. Pond Stabilization Letter
- 6) Parking Study Update (Alliant)
 - a. In progress
- 7) Plans uploaded to website for discussion
 - a. Utility Concept Plan w/Grades (Alliant)
 - b. Survey (Alliant)
 - c. Building Plans and Elevations (Momentum Design Group)



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8) Items for discussion:

a. Planning

i. Requirements for application

1. Major Revision to Preliminary Development Plan
2. Final Development Plan – all phases
3. Preliminary & Final Plat
4. Airport Zoning Permit (Crane over 160')
5. FAA-7460 Review
6. Lower MN River Watershed District
 - a. Is this required based on current building location?
7. OHO
 - a. If Phase 1 has no affordable
 - i. Fee in lieu required-can escrow and apply to Phase 2-5
 - ii. Incentives contingent upon future phases moving forward
 - iii. Contingency Plan
8. Variances to BP-2 Standards
 - a. From additional side setback requirements
 - b. From tree planting requirements
 - c. Variances are necessary due to application being submitted prior to Ordinance change.

ii. City Fees: Breakdown of all city fees required for the project

1. SAC/WAC, Park, Connection, Area, Storm, Streets/Walks etc.
2. South Loop Fee
3. Engineering Assessments

iii. Neighborhood Meeting Requirements

iv. Exterior Building & Ramp finishes requirements

v. Density for site

vi. Construction start goal May 2020 for Market Rate & South half of Ramp (Ramp A) under senior Housing

vii. Joint weekly meetings with City?

b. Engineering

- i. Stormwater requirements/Pond
- ii. Existing Pond use and maintenance access (easement requirement?)
- iii. Pond Maintenance Agreement Draft
- iv. Bluff proximity and protection
- v. AUAR requirements and Density transfer process
- vi. Sanitary Sewer Connections
- vii. Sewer Capacity Review/CIP



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- viii. Lift Station requirements (public or private)
- ix. Tree Survey & requirements
 - 1. Tree Survey completed-plans in progress
- x. Grants available for funding? Demolition, site clean-up etc.?

c. Building

- i. Can we heat the upper level of the ramp for our senior & workforce housing units parking? Can we also use for our Hotel guest parking?
- ii. Ramp/Basement determination
- iii. City requirements for putting Ramp A into service prior to demolition of existing ramp to serve existing users.
- iv.

9) TBD

We look forward to meeting with you and the rest of the staff to discuss the project in more detail. Please let me know if you need any other information prior to next week's meeting.

Mike Roebuck
Mike Waldo
Ron Clark Construction