



December 7, 2016

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

RE: Case # PL201600215
Airport Zoning Permit – BCS Parking Ramp
8170 31st Avenue South

Mr. Fabel:

On November 29, 2016, as required by the MSP International Airport Zoning Ordinance, you submitted an application for an Airport Zoning Permit for a seven-story parking ramp structure located at 8170 31st Avenue South (Case #PL201600215).

On October 24, 2016, the City Council approved a Preliminary Plat, Final Plat and a Major Revision to Final Development Plans for the seven-story parking ramp structure (Case #PL201600146). I am now approving an Airport Zoning Permit for the seven-story parking ramp structure (excluding the construction crane), subject to the following conditions of approval. Note that the construction crane will require issuance of a separate airport zoning permit through the City of Bloomington prior to erection and following MSP Board of Adjustment action on a temporary height variance request.

1. Ongoing No portion of the parking structure above 80 feet in height from grade may be constructed prior to the issuance of a no-hazard determination from the Federal Aviation Administration.
2. Ongoing Parking ramp structure height and all rooftop apparatus must not exceed 911.0 feet mean sea level.
3. Ongoing No equipment, antennas or other features shall be placed on the roof of the parking ramp structure in a manner that would increase the overall height of the structure without the Bloomington Community Development Director's prior review and approval.
4. Ongoing Future development or building phases of the Bloomington Central Station project will require separate Airport Zoning Permits if necessary.

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

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Sincerely,

A handwritten signature in black ink, appearing to read "Larry Lee". The signature is fluid and cursive, with a large initial "L" and a stylized "E".

Larry Lee
Community Development Director
Airport Zoning Administrator for Bloomington