



May 04, 2021

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

RE: Case # PL202100057 – Major Revision to BCS Preliminary Development Plan, Final Development Plan for BCS Phase 4, Preliminary and Final Plat of Bloomington Central Station 7<sup>th</sup> Addition  
3001, 3097 and 3107 American Boulevard East  
8100 31st Avenue South

Mr. Higgins:

At its regular meeting of May 3, 2021, the City Council approved a Major Revision to the Preliminary Development Plan for Bloomington Central Station (BCS) to replace three proposed office towers and associated detached parking structures with three multiple-family residential apartment buildings and other phased site improvements within the northwest portion of the planned development; Final Development Plans for a six-story, 405-unit apartment building with an approximately 15,000 square-foot grocery space and other associated site improvements located at 8100 31st Avenue South; and Preliminary and Final Plat (Type III) of Bloomington Central Station 7th Addition (Case #PL202100057).

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

Approval of a Major Revision to the Preliminary Development Plan (PDP) of Bloomington Central Station (BCS) is subject to the following conditions of approval:

1. Ongoing As part of the consideration of Final Development Plans for Bloomington Central Station (BCS) Phases 5 and 6, overall development parking supply must be reviewed, and a study may be required depending on parking quantities proposed.
2. Ongoing Temporary surface parking proposed on Outlot Q of Bloomington Central Station 2nd Addition (3107 American Boulevard East) will only be permitted as a temporary phase of development as shown in the revised Preliminary Development Plan in Case #PL2021-57.

Approval of the Final Development Plans for a six-story, 405-unit apartment building with approximately 15,000 square foot grocery store within the Bloomington Central Station (BCS) planned development is subject to the following conditions of approval:

3. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
4. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
7. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
8. Prior to Permit An erosion control surety must be provided (16.08(b)).
9. 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).
10. 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).
11. 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).
12. 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).
13. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
14. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
15. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
16. Prior to Permit The grocery space must provide alternative glass and permanent art on the northern and eastern building elevations to satisfy the minimum ground level transparent window requirement for nonresidential uses in Section 19.29(j)(2)(B) of the City Code.
17. Prior to Permit Plans submitted for building permits must include documentation that construction will provide noise mitigation consistent with the requirements of Section 21.301.12 of the City Code.
18. Prior to Permit A minimum of 102 residential storage spaces located outside of the unit consistent with the design specifications of Section 21.302.09(d)(7) of the City Code must be provided, and proof of storage in the amount of 101 additional storage spaces must be provided.

19. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
20. Prior to Permit The properties 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)).
21. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 80 feet in height above existing grade (MSP Airport Zoning Ordinance).
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 An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
24. Prior to C/O A revised Tier 1 Transportation Demand Management Plan for BCS must be submitted for review and approval by the City Engineer (Sec. 21.301.09(b)(2)). An updated financial guarantee, if necessary, must be submitted prior to occupancy.
25. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
26. Prior to C/O 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).
27. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
28. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
29. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
30. Prior to C/O All rooftop equipment must be fully screened (Sec. 19.52.01).
31. Ongoing In accordance with Chapter 9 of the City Code and to ensure continued public benefit, the residential development must include 36 units affordable to households with incomes at or below 60% AMI as approved in the Affordable Housing Agreement with the Bloomington HRA.
32. Ongoing All loading and unloading must occur on site and off public streets.
33. Ongoing Development must comply with the Minnesota State Accessibility Code.
34. Ongoing Alterations to utilities must be at the developer's expense.
35. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code. A Uniform Sign Design (USD) must be submitted for review and approval prior to the issuance of sign permits for the development.

Approval of the Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 7TH ADDITION is subject to the following conditions:

- 36. Prior to Recording      A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 37. Prior to Recording      A consent to plat form from any mortgage company with property interest must be provided.
- 38. Prior to Recording      Right-of-way on 30th Avenue South must be dedicated to the public as approved by the City Engineer.
- 39. Prior to Recording      Public drainage and utility easements must be provided as approved by the City Engineer.
- 40. Prior to Recording      Public sidewalk and bikeway easements must be provided along street frontages as approved by the City Engineer.
- 41. Prior to Recording      Park dedication must be satisfied.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Glen Markegard". The signature is fluid and cursive, with the first name "Glen" and last name "Markegard" clearly distinguishable.

Glen Markegard, AICP  
Planning Manager

C: Schane Rudlang, Bloomington Port Authority