



December 7, 2004

City of Bloomington
Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Case 2830A-04

File:

At its regular meeting of December 6, 2004, the City Council adopted an ordinance amending the zoning map by rezoning Lot 1, Block 1, Ceridian Addition, currently addressed as 8100 34th Avenue South, from the Commercial Service (CS-1) Zoning District with Planned Development (PD) and Airport Runway 17 (AR-17) Overlay Zoning Districts to the High Intensity Mixed Use with Residential (HX-R) Interim Zoning District with Planned Development (PD) and Airport Runway 17 (AR-17) Overlay Zoning Districts.

Should you have any questions regarding this action, please contact Glen Markegard, Planner at (952) 563-8923.

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December 7, 2004

Mr. Thomas J. McGough, Jr.
McGough Development
2737 Fairview Avenue North
St. Paul, MN 55113

RE: Cases 2830GHI-04

Dear Mr. McGough:

At its regular meeting of December 6, 2004, the City Council approved a revised preliminary development plan for a transit oriented mixed use development as contained in the narrative and plan set for Cases 2830G-04 at 8100 34th Avenue, subject to the following conditions:

- 1) A development agreement reserved for the revised preliminary development plan be executed by the applicant and the City containing all conditions of approval and related documents and agreements between the applicant, City, and Bloomington Port Authority as determined by the City Attorney, Bloomington Port Authority Administrator, and the Director of Community Development with proof of filing being provided to the Director of Community Development prior to the issuance of any permits;
- 2) A project Redevelopment Contract by and between the City of Bloomington and the Port Authority of the City of Bloomington and McGough Development be executed with proof of filing being provided to the Director of Community Development prior to the issuance of any permits;
- 3) Based on the Bloomington Central Station Traffic Study dated October 28, 2004 as amended by supplement material dated November 10, 2004 submitted by the applicant and contained in Case 2830-04, traffic improvements shall be determined at the time of each subsequent final development plan application as determined by the City Council based on the evaluation or study of conditions existing at the time of final development plan submittal;
- 4) Transportation Management and Parking Plan to be approved by the Director of Public Works including trip reduction alternatives and programs, a schedule for implementation and procedure for evaluation and revision based on project phases;

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- 5) The Bloomington Central Station: Stormwater Management Summary dated October 26, 2004 (revision date) as approved by the Director of Public Works shall be supplemented with additional information: 1) a listing of long term maintenance procedures for Bloomington Central Station stormwater facilities (including procedures for periodic monitoring and assessment) and 2) a stormwater facilities maintenance escrow fund and replacement surety plan;
- 6) A sanitary sewer flow study shall be conducted prior to the implementation of Phase 3 development that is identified in the project phasing section contained in the Bloomington Central Station Traffic Study dated October 28, 2004 as amended;
- 7) Urban Design Guideline Plan outlining principles for physical, function, visual and architectural integration to be submitted and approved by the Director of Community Development to be utilized in the review and assessment of individual Final Development Plan requests;
- 8) Provide a public street easement on the street referred to as "West Road" if the segment of American Boulevard north of the development is converted to one-way traffic;
- 9) Private street or driveway connections with the public street right-of-way, as shown on the preliminary development plan, shall be approved by the City Engineer;
- 10) Each subsequent final development plan application which is not consistent with the approved preliminary development plan as determined by the Director of Community Development shall be accompanied by an application for a revised preliminary development plan complying with all zoning district regulations.

and subject to the following City Code requirements:

- 1) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03).
- 2) A circulation plan be included in subsequent final development applications indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving and trash removal.

Also, at its regular meeting of December 6, 2004, the City Council approved the Final Development Plan for Phase I High Density Residential Housing of the Bloomington Central Station project (southeast housing) as shown in plans contained in Case 2830H-04 at 8100 34th Avenue, subject to the following conditions being satisfied prior to grading, footing and foundation permits:

- 1) A development agreement reserved for the final development plan be executed by the applicant and the City containing all conditions of approval and related documents and agreements between the applicant, City, and Bloomington Port Authority as determined by the City Attorney, Bloomington Port Authority Administrator, and the Director of Community Development with proof of filing being provided to the Director of Community Development prior to the issuance of any permits;

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- 2) A project Redevelopment Contract by and between the City of Bloomington and the Port Authority of the City of Bloomington and McGough Development be executed with proof of filing being provided to the Director of Community Development prior to the issuance of any permits;
- 3) Exterior building materials be approved by the Planning Manager;
- 4) Grading, drainage, utility and erosion control plans be approved by the City Engineer following review by the appropriate watershed district;
- 5) Access, circulation and parking plans, including (a) an additional sidewalk connection be provided from the south building entrance to East Road and (b) the location (or alignment) of the access point to HealthPartners and the Phase 1 residential development, as approved by the City Engineer;
- 6) The walkway connection shown as "future LRT pedestrian corridor" on plan sheet 9 be in place at the time of LRT operations, as approved by the City Engineer;
- 7) Interim surface parking shown on phasing plans will be allowed as approved by the City Engineer and the Planning Manager; all permanent surface parking shall be in conformance with the HX-R zoning regulations;
- 8) Street modification agreement be executed by the developer and the applicant and proof of filing be provided to the Manager of Building and Inspection;
- 9) Prior to filing with the County, provide the Common Interest Community and Association Declaration documents addressing (1) street, utility, parking and public access easements, (2) maintenance agreements; and (3) and the assessment of public improvements to be approved the Director of Public Works, Director of Community Development and the City Attorney;
- 10) Letter of site approval for development be provided from the Office of the State Archaeologist or the Minnesota Indian Affairs Council;
- 11) Airport Zoning Permit be provided to the Manager of Building and Inspection;
- 12) Plans submitted for building permits must include documentation that unit construction and building materials will provide a composite Sound Transmission Class (STC) 45 dB rating for exterior noise protection to dwelling units and interior common spaces;
- 13) The developer will perform as-built testing of the building's actual noise reduction. Reports of these tests will be submitted to the Director of Community Development;
- 14) A Conditional Approval for Encroachment into Public Easement document shall be executed with the City of Bloomington and proof of filing be provided to the Engineering Department
- 15) Obtain all necessary permits for work in the right-of-way prior to commencing work in the City right-of-way;

and subject to the following conditions being satisfied prior to Structural Permits:

- 16) Connection charges be satisfied as appropriate;
- 17) Sewer Availability Charge (SAC) be satisfied;

and subject to the following additional conditions:

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- 18) Alterations to utilities be at the developer's expense;
- 19) All pickup and drop-off occur on site and off of public streets;
- 20) All loading and unloading occur on site and off of public streets;

and subject to the following code requirements:

- 1) Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec 19.52);
- 2) Erosion control measures be in place and bond be filed;
- 3) All rooftop equipment be fully screened (Sec. 19.52.01);
- 4) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 5) All trash and recyclable materials be stored and screened inside the principal building/in a screened area (pick appropriate requirement). (Sec. 19.51);
- 6) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
- 7) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1, Mn.Rules Chapter 1306; Uniform Fire Code Sec. 1003);
- 8) Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
- 9) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
- 10) Food service plans be approved by the Environmental Services Division (City Code Sec. 14.360);
- 11) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
- 12) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
- 13) A uniform sign design be submitted for approval by the Planning Manager.

Also, at its regular meeting of December 6, 2004, the City Council approved the two-lot, eleven outlot and right-of-way Preliminary and Final Plat of Bloomington Central Station at 8100 34th Avenue, subject to the following conditions:

- 1) Existing drainage and utility easements be vacated with proof of filing provided to the City Engineer;
- 2) Parking agreement over Outlot J to be vacated at the time of replat for Outlot J and Outlot B;
- 3) Provide standard drainage and utility easements 10 feet along street frontages and 5 feet along internal lot line, where applicable, as approved by the City Engineer;
- 4) Plat be revised to show correct LRT fee title property;
- 5) Permanent easement for traffic signals (at East Road and EOSR) shall be provided as approved by the City Engineer;

- 6) Provide ROW on the plat for the westbound right turn lane into East Road as approved by the City Engineer. The approach designs for East Road and West Road with East Old Shakopee Road and the pedestrian safe-haven crossing to be modified at the center island crossing in East Old Shakopee Road between Ceridian and the East Road to be approved by the City Engineer;
- 7) Park Dedication fee: (a) to be in cash (subject to credit for dedicated and reserved park areas as determined by the City Assessor) as determined for an approved final development phase (residential) on Lot 1 Block 2 as shown on the final development plan in Case 2830H-04 prior to the issuance of any grading, foundation, or building permits; and (b) if any additional development occurs on the lands in the future without replatting, park dedication on such additional development shall be calculated and paid prior to the issuance of any grading, foundation, or building permits; and a memorandum of this condition to be filed of record with the plat;
- 8) Provide 10-foot sidewalk/bikeway easement on all public street frontages;
- 9) Replacement transit facility easements along public streets as approved by the City Engineer at the time of each Final Development Plan.

Should you have any questions regarding this action, please contact Robert Sharlin, Planner at (952) 563-8925.

The City will issue the necessary permits for development and use of the property for the purpose stated in Cases 2830GHI-04, subject to the conditions set forth above.

Sincerely,



Clark Arneson
Planning Manager

cc: Mr. Thomas Lincoln
URS Corporation
700 South Third Street, Suite 600
Minneapolis, MN 55415

Mr. Mark Fabel
McGough Development
2737 Fairview Avenue North
St. Paul, MN 55113

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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 7th 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.

PLANNING DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
 PH 952-563-8920 FAX 952-563-8949 MN Relay 711

AN AFFIRMATIVE ACTION/EQUAL
 OPPORTUNITIES EMPLOYER

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,



Glen Markegard, AICP
Planning Manager

C: Schane Rudlang, Bloomington Port Authority