



January 30, 2024

Johnny Meeker
McGough
2737 Fairview Ave N.
St. Paul, MN 55113

RE: Case # PL202300179
3001 AMERICAN BLVD E

Dear Johnny Meeker:

At its regular meeting of January 29, 2024, the Council approved a major revision to the Bloomington Central Station planned development preliminary development plan; final development plans for a 5-story, 164-unit senior apartment building at 3001 American Blvd. E.; and type III preliminary and final plat to subdivide 3001 American Blvd. to accommodate the residential development (Case # PL202300179).

The approval is subject to conditions that must be satisfied before issuing a Grading, Footing, Foundation, or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

Preliminary Development Plan Conditions of Approval

1. Ongoing As part of the consideration of Final Development Plans for Bloomington Central Station (BCS) Phase 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 A of Bloomington Central Station 9th will only be permitted as a temporary phase of development as shown in the revised Preliminary Development Plan in Case #PL2023-179.

Final Development Plan Conditions of Approval

3. Prior to Permit A Site Development Agreement, including all conditions of approval and provisions addressing the payment of fee in lieu of providing affordable units as required by Chapter 9 of the City Code, 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 Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by

- the City Engineer.
7. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
 8. 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).
 9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
 10. 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).
 11. Prior to Permit An erosion control surety must be provided (16.08(b)).
 12. 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).
 13. 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).
 14. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
 15. 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.
 16. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
 17. 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.
 18. 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.
 19. 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).
 20. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
 21. 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.
 22. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

- 23. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
- 24. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
- 25. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
- 26. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Final Plat Conditions of Approval

- 27. 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.
- 28. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
- 29. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
- 30. Prior to Recording Park dedication must be satisfied.
- 31. Prior to Recording Public sidewalk and bikeway easements must be provided along street frontages as approved by the City Engineer.

Should you have any questions regarding this decision, please contact Mike Centinario, Senior Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager