

Bloomington Central Station 6th Addition Development Application

PL201700216

Preliminary and Final Plat



Project Narrative

October 16, 2017

Property Owner:

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

Developer:

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

Prepared by:

Kimley-Horn and Associates, Inc
Sunde Land Surveying

A. DEVELOPMENT APPLICATION REQUESTED ACTIONS

The requested actions for the Bloomington Central Station 6th Addition Plat Development Application will be as follows:

- Vacation of existing drainage and utility easements and sidewalk and bikeway easements along 34th Avenue South encumbering proposed Lot 1, Block 1 of Bloomington Central Station 6th Addition
- Preliminary and Final Plat Approval for Bloomington Central Station 6th Addition – Type II Plat – one lot

The Development Application for the Bloomington Central Station 6th Addition Plat will adhere to the following proposed approval schedule:

Pre-Application Meeting with the City (completed)	August 16, 2017
Informal Development Review Committee (DRC) Submittal	October 5, 2017
Submit Development Application to the City	October 16, 2017
City Council Meeting /Hearing	November 20, 2017

The Development Application will include the following:

- Development Application – delivered to the City of Bloomington
- Development Application Fees – delivered to the City of Bloomington

Preliminary Plat – Type II (\$700 plus \$90 per lot)	\$ 790
Final Plat – Type II (\$400 plus \$20 per lot)	<u>\$ 420</u>
Total Development Application Fees	\$1,210
- Easement/Right-of-Way Vacation Application - delivered to the City of Bloomington
- Vacation Application Fees - delivered to the City of Bloomington

Vacation Application Fee	\$300
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- Development/Vacation Documents Submitted Electronically:
 - Project Narrative
 - Preliminary Plat
 - Final Plat
 - Drainage and Utility Easement Vacation Exhibit and Legal Description
 - Sidewalk and Bikeway Easement Vacation Exhibit and Legal Description
 - Current Title Commitment

B. PROJECT LOCATION

The project site is located immediately south of BCS Indigo. The address is 8041 33rd Avenue South. The site is bounded on the north by East 82nd Street; on the east by 34th Avenue South; on the south by the Blue Line LRT Corridor; and on the west by 33rd Avenue South. The site is occupied by the existing Mod B boiler plant and office building and a surface parking lot.

C. PROPERTY

The property is made up of two parcels:

- Outlot B, Bloomington Central Station 4th Addition, Hennepin County, Minnesota – with a PIN 06-027-23-23-0648 and is owned by Bloomington Central Station LLC.
- Outlot N, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota – with a PIN 06-027-23-23-0638 and is owned by Bloomington Central Station LLC.

D. PROPOSED PROJECT

The plat will combine these two outlots into one lot – Lot 1, Block 1, Bloomington Central Station 6th Addition. A Development Application will be submitted in November for the proposed multifamily housing project and parking ramp for Lot 1 Block 1. The existing Mod B boiler plant and office building and a surface parking lot will be demolished. That future Development Application will address the planning and zoning issues, parking, traffic, and storm water management issues for that project.

Vacation and Rededication of Drainage and Utility Easements

- Vacate drainage and utility easement per plat of Bloomington Central Station 2nd Addition - refer to Vacation Exhibit
- Vacate drainage and utility easement per plat of Bloomington Central Station 4th Addition – refer to Vacation Exhibit
- Rededicate drainage and utility easement per plat of Bloomington Central Station 6th Addition – refer to Final Plat

Vacation of Sidewalk and Bikeway Easement

- Vacate a portion of the sidewalk and bikeway easement along 34th Avenue South encumbering parts of Outlot B (BCS 4th Addition) and Outlot N (BCS 2nd Addition) per Doc Nos. A9301757, A10147075, and T4601119.
- Rededicate sidewalk and bikeway easement with new easement after the plat of Bloomington Central Station 6th has been filed – to be drafted by the City of Bloomington

Temporary Construction Easement

There is a temporary construction easement that encumbers parts of Outlot B (BCS 4th Addition) and Outlot N (BCS 2nd Addition) per Doc No. 9175656 and amended by Doc. No. 10088907. This was an easement for the Phase 2A and Phase 2B Infrastructure Improvements Projects, City Projects 2013-304 and 2013-305. This temporary easement should have expired in June 2017. McGough will work with its title company to remove this title exception.

Utility Easement

There is a utility easement that encumbers parts of Outlot B (BCS 4th Addition) and Outlot N (BCS 2nd Addition) per Doc. Nos. 8668780(A) – 4413982(T) as amended by Doc. Nos. 9021314(A) - 413983(T) and further amended by Doc. No. A10147077 and further amended by Doc. No. A10410843. This utility easement provide access for utility services serving the Mod B boiler plant and office building – sanitary sewer, water, electrical, and gas services. When this building is decommissioned and demolished, the utilities will be removed. Bloomington Central

Station, LLC (McGough) will work with other parties to this easement and will terminate this easement. This was considered in the HealthPartners lease agreement and will likely occur after the plat has been filed in 2018.

HVAC Easement

There is a HVAC easement that encumbers parts of Outlot N (BCS 2nd Addition) per Doc. Nos. 8668780(A) – 4413982(T) as amended by Doc. Nos. 9021314(A) - 413983(T) and further amended by Doc. No. A10147077 and further amended by Doc. No. A10410843. This easement is for mechanical heating and cooling equipment for the HealthPartners Building (8170 33rd Avenues South). This equipment is being replaced at the 8170 building that will allow this equipment to be decommissioned and demolished. Bloomington Central Station, LLC (McGough) will work with other parties to this easement and will terminate this easement. This was considered in the HealthPartners lease agreement and will likely occur after the plat has been filed in 2018.

Access Easement

There is an access easement that encumbers parts of Outlot N (BCS 2nd Addition) per Doc. Nos. 8668780(A) – 4413982(T) as amended by Doc. Nos. 9021314(A) - 413983(T) and further amended by Doc. No. A10147077 and further amended by Doc. No. A10410843. This access easement is for personnel, mechanical piping, electrical, and communication access between the 8170 building and Mod B boiler plant and office building. A portion of this access easement will need to remain for continued communication access between 33rd Avenue South and the 8170 building. Bloomington Central Station, LLC (McGough) will work with other parties to modify and amend this easement. This was considered in the HealthPartners lease agreement and will likely occur after the plat has been filed in 2018.

E. UTILITIES

The infrastructure improvements around the site, including the construction of 33rd Avenue South and East 80½ Street planned for the proposed development of Lot 1, Block 1 Bloomington Central Station 6th Addition.

Water Main

- 12" water main in East 80½ Street
- 12" water main in 33rd Avenue South
- 12" combined domestic and fire water service is stubbed to site at the north at traffic circle in East 80½ Street
- An 8" water main loop and hydrants will need to loop south and east of the new building
- Kimley-Horn will need to determine hydrant coverage

Sanitary Sewer

- 10" sanitary sewer in East 80½ Street
- 10" sanitary sewer in 33rd Avenue South
- Two 10" service stubs located north of the building at San MH 2 and San MH 6 in East 80½ Street
- One 8" service could be adapted at outside drop San MH 4 at traffic circle in East 80½ Street
- One 10" service stub on west side of building in 33rd Avenue South

- Need to coordinate with MEP on multiple service locations
- Need to confirm whether parking ramp is open

Storm Sewer

- 48" HDPE storm sewer in East 80½ Street
- 24" RCP storm sewer is located at 33rd Avenue South and the LRT corridor
- Two 15" and three 12" service stubs are located north of the site that tie into the infiltration pipe in East 80½ Street
- One 12" service stub is in 33rd Avenue South
- A limited portion of the site/building will be directed to the north to the existing 48" HDPE storm sewer in East 80½ Street
- A limited portion of the site will be directed to the west to the 12" service stub in 33rd Avenue South
- A large portion of the site will be directed to the south to existing 24" storm sewer under LRT tracks
- Existing rain garden will need to be removed and replaced with a large infiltration BMP
- Need to coordinate roof drainage with MEP
- Need to confirm whether parking ramp is open

Electrical

- Existing electrical transformers and switches need to be relocated – Xcel
- Existing Mod B service will be removed and the duct bank abandoned
- Location of building transformers – five will likely be required – more integrated into the design

Gas

- Currently located in East 80½ Street and 34th Avenue South
- Existing Mod B service will be removed