



NOTICE OF PUBLIC HEARING

By the Planning Commission

WHY YOU ARE RECEIVING THIS NOTICE:

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

CASE FILE NUMBER:

PL2021-57

APPLICANT:

Bloomington Central Station LLC and BCS GD West LLC

PROPERTY ADDRESS:

8100 31st Avenue South; 3001, 3097 and 3107 Amercian Boulevard East

PROPOSAL:

Major Revision to the Preliminary Development Plan for Bloomington Central Station 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 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, Preliminary and Final Plat (Type III) of Bloomington Central Station 7th Addition, and an Airport Zoning Permit for construction cranes needed for the construction of the project.

DATE, LOCATION, AND TIME OF HEARING:

04/22/2021, 6:00 PM
City Council Chambers - Bloomington City Hall (Via Web-ex)
1800 West Old Shakopee Road
Bloomington, MN 55431

Chair Jon Solberg has determined it is not practical or prudent to conduct an in-person meeting at City Hall due to the global COVID-19 health pandemic as permitted by MS 13D.021. Some or all members of the Planning Commission and staff may participate remotely and electronically as permitted by law. Members of the public may watch or listen to the meeting via computer or phone. **Please check www.blm.mn/notices for updates prior to the Planning Commission meeting.**

HOW YOU CAN PARTICIPATE: (Please include Case File number above when corresponding)

1. Review application materials at www.blm.mn/plcase and enter "PL202100057" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Testify remotely, contact the staff person below before noon the day of the meeting to receive instructions; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Nick Johnson, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.



NOTICE OF PUBLIC HEARING

By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on April 22, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-57, an application by Bloomington Central Station LLC and BCS GD West LLC for a major revision to the preliminary development plan for Bloomington Central Station 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 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; preliminary and final plat (Type III) of Bloomington Central Station 7th Addition; and an airport zoning permit for construction cranes needed for the construction of the project located at 8100 31st Avenue South and 3001, 3097 and 3107 American Boulevard East.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 04/08/21)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Diane Erickson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 04/08/2021 and the last insertion being on 04/08/2021.

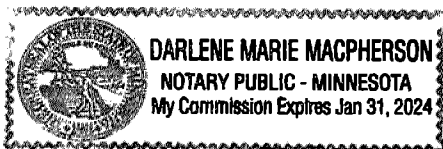
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Diane Erickson
Designated Agent

Subscribed and sworn to or affirmed before me on 04/08/2021 by Diane Erickson.

Darlene Marie MacPherson
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$34.45 per column inch

Ad ID 1127755

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on April 22, 2021, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law, to consider Case PL2021-57, an application by Bloomington Central Station LLC and BCS GD West LLC for a major revision to the preliminary development plan for Bloomington Central Station 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 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; preliminary and final plat (Type III) of Bloomington Central Station 7th Addition; and an airport zoning permit for construction cranes needed for the construction of the project located at 8100 31st Avenue South and 3001, 3097 and 3107 American Boulevard East.

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