

To: Mr. Nick Johnson
Planner, Planning Division
City of Bloomington
1800 W Old Shakopee Rd
Bloomington, MN 55431

From: Johnny Meeker
McGough Development.

Date: April 16, 2021
Subject: **BCS4 Housing Project: Update Parking Analysis**
Bloomington Central Station
Bloomington, MN

As McGough and ESG have been working to further refine the unit plans and unit mix for the BCS4 Housing Project there has been a few changes to the project plans. The unit mix adjustments are changing the footprint of the building by extending the west leg of the building 3 feet toward 30th Ave. The result of this building extension does not encroach upon any existing or required easements for the project. At the northeast corner of the building the residential building will now extend over the grocery store loading area, while increasing square footage this does not change the footprint of the building in the northeast corner. Lastly, there has been a shift in the number of single bed units and two bed units. This shift reduces the total number of single bed units by 41 units and increases two bed units by 41 with no change to three bed units and noting that all units will comply with minimum floor area requirements. We believe this is a positive change to the BCS4 Housing Project by increasing unit diversity and providing more multi bed units. Due to this shift the project now generates a higher parking ratio due to the addition of two bed units. Below we have provided our revised parking analysis.

McGough Revised Parking Analysis

BCS4 Housing Project

Unit Distribution	Units	Parking Classification	Bedroom Count	Parking Code Rate	OHO Adjustment	Code Required Parking	Proposed	% of Code Required	% Deviation From Code
Studio/Alcove	162	1 BR	162	1.80	80%	233			
One Bedroom	137	1 BR	137	1.80	80%	197			
Two Bedroom	94	2 BR	188	2.20	80%	165			
Townhomes (Two BR)	0	2 BR	0	2.20	80%	0			
Three Bedroom	12	3 BR	36	2.60	80%	25	537		
Party Room (GSF)	2674			0.01	80%	21			
Multifamily Subtotal						642			
Grocery Store (GSF)	14217			0.0044		63			
Liquor Store (GSF)	0			0.0044		0			
Guest/Retail							57		
Street Parking on Assigned to BCS4							28		
Totals	405		523			706	622	88.2%	11.84%