

Project Narrative

The Enclave Companies are excited to present plans for a proposed mixed-use development at the intersection of Minnesota Drive and France Avenue.

Our proposal complements the existing Minnesota Center by adding 275 housing units and nearly 6,000 square feet of retail to occupy a prominent gateway into the City of Bloomington.

The apartment will feature a mixture of unit types, each of which appeals to a broad range of ages and income levels, in line with the stated goals of the 2040 comprehensive plan and provide a life cycle of housing options within this development.

The apartments will have the following unit types and approximate sizes:

Alcove/ Studio	569-585 Sq. Ft.
1 Bedroom	706-721 Sq. Ft.
1 Bedroom + Den	884-974 Sq. Ft.
2 Bedroom	1,053-1,308 Sq. Ft.
3 Bedroom	1,532 Sq. Ft.

The apartment building will incorporate amenities such as a golf simulator, indoor pickleball court, grill stations, fire pits, swimming pool, pet spa, coffee bar, and many more to meet the market needs.

The retail/space is nearly 6,000 square feet and is placed prominently at the intersection of Minnesota Drive and France Avenue. The space will feature a curtain wall feature which allows visibility into the space from the street. Along with the glass, the height of the ceiling is an architectural statement which our team feels will be attractive to a retail tenant seeking prominent space on the France Avenue corridor.

484 Parking stalls are planned for the project, nearly 77% of which are climate controlled indoor stalls. Our team has significant experience delivering mixed-use projects and believes this ratio is sufficient for our needs.

Site Considerations

This site has an interesting history and presents many challenges for development.

Based on historical imagery and data, this site was a non regulated landfill in the 1950s and 1960s. That landfilling activity requires cleanup of all landfill material, which according to soil borings is over 20' deep.

Additionally, the underlying soils are poor. This will require us to utilize alternative foundations such as aggregate piers or pilings to provide a stable condition to build from.

Finally, in large rain events, there is a need to provide additional water storage called compensatory flood storage to prevent downstream flooding of Nine Mile Creek. Large storage tanks are proposed to facilitate that storage. Note that this is separate from the standard stormwater management regulations, which are also met through the use of underground storage and irrigation reuse.

Combined, the cost to develop this site is significant, which we propose to help offset with the proposed density of the project.

PUD Amendment Request

The project seeks to modify the existing PUD which includes the Minnesota Center office building. That office building would not be modified, rather the proposed multifamily and retail portion of the project would make this site a mixed use development, consistent with many of the neighboring development sites.

A PUD Amendment required to facilitate this development would also encourage a higher intensity of development near the 494 corridors near retail, employment centers, and other services.

About Enclave

The Enclave Companies are a fully integrated real estate company based out of West Fargo, North Dakota and St. Louis Park, MN. We have a full-service in-house construction company, Enclave Construction, and a full-service management company, Enclave Property Management, to go with our Development arm, Enclave Development.

We are also the long-term owner of our projects as we are not a build, stabilize and sell operation. We make investments in communities, and we design, build and manage each project with year 30 in mind, not year 3.

Enclave has designed, built and managed projects in 11 states so far with new areas continuing to open up.

- We have over 5,000 Units of Multi-Family Housing built and managed over the past 8 years.
- We have over 2,000 Units of Multi Family Housing currently under construction with many more ready to start in the next 6-9 months

New Minneapolis Metro Projects since October of 2019:

- Shakopee – Mixed Use Downtown Redevelopment
- Savage – Multi-Family
- Maple Grove – Multi-Family
- Richfield – Mixed Use Redevelopment
- Rogers – Multi-Family
- Brooklyn Park – Multi-Family
- Plymouth – Mixed Use
- Bloomington – Multi-Family
- Hopkins – Mixed Use Redevelopment
- Hastings – Multi-Family
- Cottage Grove – Industrial Warehousing
- Maple Grove II – Rental Townhomes
- Bloomington II: Multi-Family
- Rosemount – Rental Townhomes
- Edina – Mixed Use Redevelopment
- Shoreview – Mixed Use
- Bloomington III – Mixed Use
- Eden Prairie – Multi-Family
- Maple Grove II – Multi-Family

We look forward to increasing our investment in the Bloomington Community and getting started on this new project. Please feel free to reach out to me directly with any questions at brian@enclavecompanies.com or my cell at (701)212-8110.

Thank you!